



Agenda Item Cover Sheet

Agenda Item N^o _____

Meeting Date December 13, 2022

- Consent Section
- Regular Section
- Public Hearing

Subject: Historic Preservation Tax Exemption for 818 S. Orleans Avenue, Tampa, FL			
Department Name: Development Services			
Contact Person: Brian Grady		Contact Phone: (813) 276-8343	
Sign-Off Approvals:			
	11/21/22		11/17/2022
<small>Assistant County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	11/17/22		11/17/2022
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>	<small>Date</small>	<small>County Attorney Approved as to Legal Sufficiency</small>	<small>Date</small>

Staff's Recommended Board Motion:
 Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the Craftsman style dwelling located at 818 S. Orleans Avenue (Folio 185845.0000) in the Hyde Park Historic District, effective January 1, 2023 through December 31, 2032. The estimated FY 24 loss of ad valorem tax revenue will be approximately \$8,175.96.

Financial Impact Statement:
 The estimated FY 24 loss of ad valorem tax revenue will be approximately \$8,175.96.

Background:
 The attached tax exemption application has been submitted by the City of Tampa Architectural Review Commission pursuant to Hillsborough County's Historic Property Tax Exemption Ordinance (#93-7), as amended (Sec. 46-66 et seq., Hillsborough County Code of Ordinances). This Ordinance (attached) provides an exemption from Hillsborough County ad valorem taxes to owners of historic properties that have completed rehabilitation or renovation projects that meet approved guidelines. The exemption is for 100% of the assessed value of the historically significant improvements and is for a 10-year period beginning on January 1st of the year following the substantial completion of the improvements. In the subject case, the project completion date reported by Tampa staff is September 1, 2022. Therefore, the tax exemption will be for the period beginning January 1, 2023, and ending December 31, 2032. The taxable value of the improvements will be determined by the Property Appraiser.

If the taxable value of the historically significant improvements to the building is the estimated cost (\$1,300,000) reported on Page 1, Section 3, Part II – Post Rehabilitation, City of Tampa Historic Property Ad Valorem Tax Exemption Application, the estimated FY 24 loss of ad valorem tax revenue will be:

Countywide	\$ 7,450.17
Library	\$ 725.79
Total	\$ 8,175.96

As the local reviewing entity designated to certify that the project meets the requirements of the tax abatement ordinance, the Architectural Review Commission reviewed the application on August 1, 2022 and found that it meets the criteria of the ordinance as stated in the attached resolution. According to the tax exemption application, an estimated total of \$1,300,000 was expended in the restoration of the dwelling, constructed in 1917, of which \$1,300,000 was spent on historically significant improvements.

Attachments: Resolution; Photo; Covenant (2 originals); Transmittal letter from City of Tampa; Application Approval Letter from Architectural Review Commission; Page 1, Section 3, Part II, City of Tampa Historic Property Ad Valorem Tax Exemption Application; Hillsborough County's Historic Property Tax Exemption Ordinance, Section 46-66 et. seq., Hillsborough County Code of Ordinances.

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA APPROVING AN EXEMPTION FROM HILLSBOROUGH COUNTY AD VALOREM TAXES FOR IMPROVEMENTS MADE TO THE PROPERTY OWNED BY KEVIN AND WHITNEY WOODS AT 818 S. ORLEANS AVENUE, TAMPA, FLORIDA, FOLIO # 185845.0000

Upon motion of Commissioner _____, seconded by Commissioner _____, the following Resolution was adopted on this 13th day of December, 2022, by a vote of ____ to _____, Commissioner _____ voting no.

WHEREAS, the Board of County Commissioners of Hillsborough County adopted a Historic Preservation Tax Abatement Ordinance on June 1, 1993, Ordinance Number 93-7 (the Ordinance) and amended said ordinance on October 21, 1998; and again on October 1, 2008; and

WHEREAS, the Ordinance allows the Board of County Commissioners to grant an exemption from Hillsborough County ad valorem taxes for improvements made to historic property; and

WHEREAS, Kevin and Whitney Woods are the owners of the property located at 818 S. Orleans Avenue, Tampa, Florida (the Property); and

WHEREAS, the Property meets the requirements of the ordinance in that the property is located in the Hyde Park Historic District and the improvements are consistent with the United States Secretary of the Interior's Standards for Rehabilitation and the guidelines of the Department of State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

1. That the Board of County Commissioners of Hillsborough County hereby approves the application for the abatement of Hillsborough County ad valorem taxes on the improvements made by Kevin and Whitney Woods to the property located at 818 S. Orleans Avenue as described in the City of Tampa Historic Property Ad Valorem Tax Application approved by the Architectural Review Commission on August 1, 2022 (ARC T22-02 and ARC T22-05).

2. That the abatement of taxes applies only to Hillsborough County ad valorem taxes to the improvements of the Property and does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9 (b) or Section 2, Article VII of the Florida Constitution.

3. That the abatement of Hillsborough County ad valorem taxes shall be for a period of ten years beginning January 1, 2023 and ending December 31, 2032, as long as the improvements are maintained and the covenant between the property owner and the County is not violated.

4. That this Resolution shall take effect on December 28, 2022.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its Land Use meeting of _____, as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2022.

CINDY STUART, CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: Nancy J. Takemori
Approved as to form and legal sufficiency.



08/08/2022

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the _____ day of _____, 20____, by

Kevin B and Whitney M Woods

(herein after referred to as the Owner) and in favor of **Hillsborough County** (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at :

818 S. Orleans Avenue/Hyde Park Historic District

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, ___ history, ___ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The Property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Folio# 185845.0000 - Official Record – Book 19126 Page 0780

(See Attached Deed).

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2023, to December 31, 2032.

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property, so as to preserve the architectural, historical, or archaeological integrity, of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the Provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior permission of the () Division of Historical Resources (X) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: **Architectural Review & Historic Preservation**

Address: **1400 N. Boulevard, 3rd Floor**

City: **Tampa, Florida** Zip: **33607**

Telephone: **(813) 274-3100, Option #3**

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division Historical Resources

R.A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (904) 487-2333

3. [Only for properties of archaeological significance.] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the () Division of Historical Resources (X) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this

Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12 (3), F.S.
6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform, the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the () Division of Historical Resources (X) Local Historic Preservation Office.
7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the loss. The () Division of Historical Resources (X) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the () Division of Historical Resources (X) Local Historic

Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity, of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross neglect of the Owner, the () Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant "gross negligence" means the omission of care which even inattentive and thoughtless persons never fail to take care of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of the project completion on a time schedule agreed upon by the Owner and the () Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER:

Kevin B and Whitney M Woods

Kevin Woods
Name

[Signature]
Signature

8/8/22
Date

Whitney Woods
Name

[Signature]
Signature

8/9/22
Date

LOCAL GOVERNMENT: Board of County Commissioners of Hillsborough County

Name of Authorized
Local Official

Signature

Date

Title

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY Nancy Y. Takemori
Assistant County Attorney

Prepared by:
Cheri Dukett
Smith & Associates Title, Inc.
3801 Bay to Bay Blvd.
Tampa, Florida 33629

File Number: 09-15158

Warranty Deed

Made this February 26, 2009 A.D. By **Ina R. McNichols, Individually and as Trustee of the Ina R. McNichols Revocable Living Trust Dated January 21, 2001**, joined by her husband **Scott M. McNichols**, whose address is: 823 South Orleans, Tampa, FL 33606, hereinafter called the grantor, to **Kevin B. Woods and Whitney B. Woods, husband and wife**, whose post office address is: 818 S. Orleans Avenue, Tampa, Florida 33606-2939, hereinafter called the grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in HILLSBOROUGH County, Florida, viz:

The North 40 feet of Lot 17 and all of Lot 18, Block 5, WEST HYDE PARK, according to the plat thereof on file in the office of the Clerk of the Circuit Court, in and for Hillsborough County, Florida, recorded in Plat Book 6, Page 55; said lands situate, lying and being in Hillsborough County, Florida.

Parcel ID Number: 185845-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Esther Parker
Witness Printed Name: **MARY ESTHER PARKER**

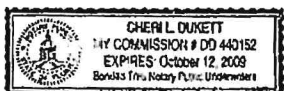
Cheri L. Dukett
Witness Printed Name: **CHERI L. DUKETT**

Ina R. McNichols (Seal)
Ina R. McNichols, Individually and as Trustee of the Ina R. McNichols Revocable Living Trust Dated January 21, 2001
Address: 823 South Orleans, Tampa, FL 33606

Scott M. McNichols (Seal)
Scott M. McNichols
Address: 823 South Orleans, Tampa, FL 33606

State of FLORIDA
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this February 26, 2009, by Ina R. McNichols, Individually and as Trustee of the Ina R. McNichols Revocable Living Trust Dated January 21, 2001, joined by her husband Scott M. McNichols, who is/are personally known to me or who has produced Driver's License as identification.



Cheri L. Dukett
Notary Public
CHERI L. DUKETT
Print Name: _____

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

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This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER:

Kevin B and Whitney M Woods

Kevin Woods
Name

[Signature]
Signature

8/8/22
Date

Whitney Woods
Name

[Signature]
Signature

8/9/22
Date

LOCAL GOVERNMENT: Board of County Commissioners of Hillsborough County

Name of Authorized
Local Official

Signature

Date

Title

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY Nancy Y. Takemori
Assistant County Attorney

Prepared by:
Cheri Dukett
Smith & Associates Title, Inc.
3801 Bay to Bay Blvd.
Tampa, Florida 33629

File Number: 09-15158

Warranty Deed

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(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in HILLSBOROUGH County, Florida, viz:

The North 40 feet of Lot 17 and all of Lot 18, Block 5, WEST HYDE PARK, according to the plat thereof on file in the office of the Clerk of the Circuit Court, in and for Hillsborough County, Florida, recorded in Plat Book 6, Page 55; said lands situate, lying and being in Hillsborough County, Florida.

Parcel ID Number: 185845-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Esther Parker
Witness Printed Name: MARY ESTHER PARKER

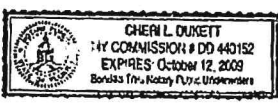
Cheri L. Dukett
Witness Printed Name: CHERIL L. DUKETT

Ina R. McNichols (Seal)
Ina R. McNichols, Individually and as Trustee of the Ina R. McNichols Revocable Living Trust Dated January 21, 2001
Address: 823 South Orleans, Tampa, FL 33606

Scott M. McNichols (Seal)
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Address: 823 South Orleans, Tampa, FL 33606

State of FLORIDA
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Cheri L. Dukett
Notary Public
CHERIL L. DUKETT
Print Name: _____



CITY OF TAMPA

Jane Castor, Mayor


Development & Growth Management

Architectural Review Historic Preservation

September 1, 2022

MEMORANDUM

TO: Thomas Hiznay, Community Planner
Hillsborough County Planning & Growth Management

FROM: Aminta Owen, Historic Preservation Technician 

SUBJECT: Historic Preservation Property Tax Application – Part I and II
ARC T22-02 & ARC T22-05 – 818 S. Orleans Avenue – Folio# 185845.0000
(Hyde Park Historic District)

Attached, you will find an original of Part I and II for a Historic Preservation Property Tax Application for a 10-year Ad Valorem Property Tax Exemption. Also, signed covenant by the owners Kevin B and Whitney M Woods in favor of **Hillsborough County**, a board decision letter and a Certificate of Completion issued September 1, 2022.

The Architectural Review Commission approved the Part II of the application at its public hearing held on August 1, 2022.

Attachments

/ao



City of Tampa
Jane Castor, Mayor

**Development and Growth Management
Architectural Review & Historic Preservation**

1400 N Boulevard
Tampa, FL 33607

(813) 274-3100 Option 3

August 2, 2022

Jim Lloyd
921 W. Candlewood Ave.
Tampa, FL 33603

RE: ARC T22-02 and ARC T22-05, 818 S. Orleans Avenue;
ad Valorem Tax Exemption Application, Part I – Pre-Construction and Part II – Post-Construction

Dear Mr. Lloyd:

The Architectural Review Commission (ARC) reviewed the above-referenced Ad Valorem Tax Exemption Application at its August 1, 2022, Public Hearing. Through exhibits and testimony, the applicant demonstrated that the original features of the structure were preserved and that modifications to the property are compatible with its historic character. The ARC voted to **approve** this application, based on the fact the proposed project is consistent with "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," and to **recommend** the tax exemption to the City of Tampa City Council and the Hillsborough County Board of County Commissioners.

Your complete application has been sent to the City of Tampa City Attorney's Office, the Hillsborough County Development Services Department, and the Hillsborough County Property Appraiser's Office.

The ARC action is limited to approval and recommendation for the Ad Valorem Tax Exemption request. The owner and/or agent are independently responsible to obtain any other appropriate permits and/or approvals required.

Please let me know if you have any questions or need assistance.

Sincerely,

Dennis W. Fernandez
Architectural Review & Historic Preservation Manager

xc: Kevin and Whitney Woods
City Attorney's Office, with attachment
Tracy Torres, Hillsborough County Property Appraiser's Office, with attachment
Thomas Hiznay, Hillsborough County, with attachment

Attachments: - Part I and II



**CITY OF TAMPA
PLANNING & DEVELOPMENT
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
PART II – POST REHABILITATION**

SECTION 3

Instructions

Upon completion of the restoration, rehabilitation or renovation project, complete this part of the application with attached photographs of the completed work (views of site improvements, exterior and interior work for buildings) and submit to the City of Tampa Architectural Review & Historic Preservation Office. Please call (813)274-3100 for an appointment for your submittal. The **COLOR** photographs must be at least 3" x 5" and preferably formatted in a landscape orientation. Photographs should be the same angles and views as the *before* photographs included in Part I-Pre-Rehabilitation/Section 2, of the application. Also included should be a comprehensive description of the photographs. Type or print clearly. The final recommendation of the ARC/BLC Board, with respect to the requested Historic Preservation Property Tax Exemption, is made on the basis of the photographs and descriptions in Part II.

1. Property identification and location:

Property Identification Number (PIN) or Folio Number: 185845-0000
 Address of property: Street 816 S. OLEARY AVE.
 City TAMPA County HILLSBOROUGH Zip Code 33606

2. Data on restoration, rehabilitation, or renovation project:

Project starting date MAY 2020 Project completion date: FEB 2022
 Estimated cost of entire project: \$ 1,300,000
 Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 1,300,000

3. Owner Attestation: I hereby apply for the historic property tax exemption for the restoration, rehabilitation or renovation work described above and in Section 3, Part II of the Historic Property Ad Valorem Tax Exemption Application submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and is consistent with the work described in Section 3, Part II of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Architectural Review & Historic Preservation Office and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Tampa and Hillsborough County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Whitney Woods Whitney woods 6/21/2022
 Print Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title _____ Organization name _____
 Mailing Address _____
 City: _____ State: _____ Zip Code: _____ Phone #: _____



CITY OF TAMPA
PLANNING & DEVELOPMENT
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
PART II - POST REHABILITATION

SECTION 3

Application Review:

Property Identification Number (PIN) or Folio Number: 185845-0000

Property Address: 818 S. ORLEANS AVE. TAMPA, FL

The City of Tampa Architectural Review & Historic Preservation Office has reviewed Part II, Section 3 of the Historic Property Ad Valorem Tax Exemption Application for the above named property and hereby:

- Determines that the completed improvements to the property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.
- Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments:

Signature Dennis W. Fernandez
Dennis Fernandez, Manager, Architectural Review & Historic Preservation

Date 8/2/2022



CITY OF TAMPA

Certificate of Occupancy

Permit Number: BLD-20-0472098

Issue Date: 9/1/2022

Project Location: 818 S Orleans Ave, Tampa, Florida 33606

Owner Name and Address:

Kevin B And Whitney M Woods 818 S Orleans Ave Tampa FL

Permit Type: Residential New Construction and Additions (1 and 2 Family)

Construction Type: 5B - TYPE VB

Occupancy Class: R-3A Dwellings-Custom Homes

Description of Work:

Construct an addition of approximately 2,300 sqft including kitchen, family room, mud room, rear porch, laundry, bedroom, and two additional baths.

Building Official: **John (JC) Hudgison**

Design Occupant Load:

FBC Edition: 6th Edition

Automatic Fire Sprinkler System Required?

Special Conditions:

The construction work has been substantially completed in accordance with applicable city, state and federal codes, so that the owner can occupy or utilize the project for its intended use.

For buildings and structures located in flood hazardous areas, the as-built elevation certificate indicating the lower floor elevation is retained in the record of the department.

Development & Growth Management Department
1400 N Boulevard
Tampa FL 33607
Phone (813) 274-3100
www.tampagov.net/permits

